WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/08 15:33 2 pg:
Fees:13.00 Taxes:490.25
20081027-0107283

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2008

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edward R. Dies	Wilson Bank & Trust	Parcel ID:
3605 Butler Road	1436 W. Main St.	13614008200
Nashville, TN 37217	Lebanon, TN. 37087	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Edward A. Morris, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Edward R. Dies, a single man
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 102, on the Plan of Castlegate, Section 1, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward A. Morris, Jr. by Quitclaim Deed from Melissa A. Morris of record in Instrument 20060113-0005552, Register's Office for said County. See also Quitclaim Deeds of record in Instrument 20040715-0084648 and Instrument 20031009-0150038 and Deed of record in Instrument 20020924-0116500, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4649, Page 295, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 115, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3605 Butler Road, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of October, 2008.

Edward A. Morris, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward A. Morris, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 2008.

My Commission Expires: 3/7/11

Notary Public

